

\$450,000 - 707 40 Street, Edmonton

MLS® #E4440931

\$450,000

3 Bedroom, 2.50 Bathroom, 1,697 sqft

Single Family on 0.00 Acres

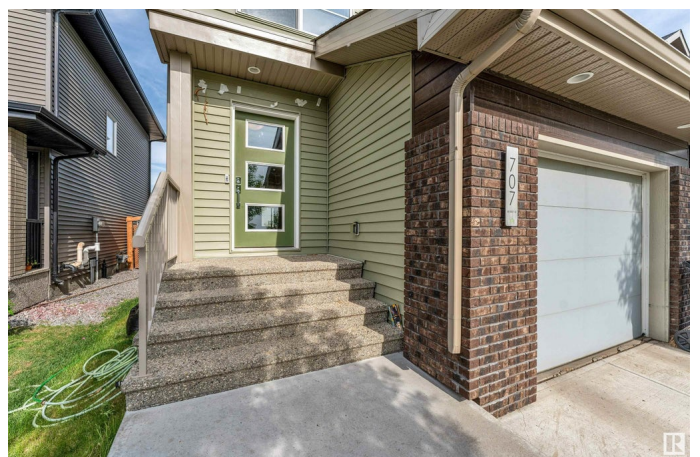
Charlesworth, Edmonton, AB

Welcome to this stylish 1,697 SQFT home in the sought-after community of Hills at Charlesworth! This well-designed property features 3 bedrooms, 2.5 baths, including a spacious primary suite with a walk-in closet and 3-piece ensuite. Enjoy the convenience of upstairs laundry and the comfort of an open-concept main floor with a bright living area. The modern kitchen offers two-tone cabinets, stainless steel appliances, ceiling-height cabinetry, and a walk-in pantry. Step outside to a finished deck and fully fenced backyardâ€”perfect for summer gatherings. The single attached garage adds convenience, and with the basement stairs positioned along the exterior wall, there's excellent potential for a future separate entrance.

Built in 2017

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4440931 |
| Price | \$450,000 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,697 |
| Acres | 0.00 |



| | |
|------------|----------------------|
| Year Built | 2017 |
| Type | Single Family |
| Sub-Type | Residential Attached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------|
| Address | 707 40 Street |
| Area | Edmonton |
| Subdivision | Charlesworth |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6X 2G4 |

Amenities

| | |
|-----------|---|
| Amenities | No Animal Home, No Smoking Home, HRV System |
| Parking | Single Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|-----------------------------|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Landscaped, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 6th, 2025 |
| Days on Market | 75 |
| Zoning | Zone 53 |

HOA Fees 210

HOA Fees Freq. Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 20th, 2025 at 8:32pm MDT